

RETURNED
AUG 30 1995

WHEN RECORDED, MAIL TO:

Douglas K. Cummings
CALLISTER, NEBEKER & MCCULLOUGH
Suite 800 Kennecott Building
Salt Lake City, Utah 84133

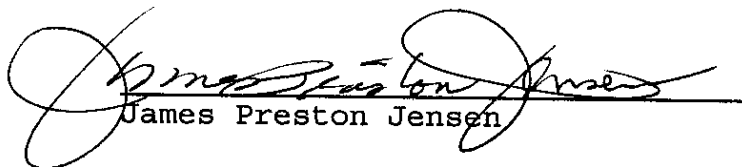
E 1196900 B 1910 P 1014
CAROL DEAN PAGE, DAVIS CNTY RECORDER
1995 AUG 30 10:11 AM FEE 10.00 DEP JB
REC'D FOR CALLISTER NEBEKER & MCCULLOUGH

SPECIAL WARRANTY DEED

James Preston Jensen, of 556 South 1200 East, Bountiful, Utah 84010, hereby CONVEYS and WARRANTS against all claiming by, through or under him to U.S.B. Properties, Ltd., a Utah limited Partnership, of 556 South 1200 East, Bountiful, Utah 84010, for the sum of TEN and 00/100 (\$10.00) DOLLARS, and for other good and valuable consideration, the below described tract of land and the improvements located thereon, which is situated in Davis County, State of Utah:

All of Lot 13, Ruflin Acres #2 Subdivision of a part of Section 25, Township 2 North, Range 1 West, Salt Lake Meridian, Davis County, Utah according to the official plat thereof, containing 0.213 acres.

06-059-0013
WITNESS, the hand of said grantor this 9th day of August, 1995.


James Preston Jensen

STATE OF UTAH)
COUNTY OF Salt Lake) ss.

The foregoing instrument was acknowledged before me this 9th day of August, 1995, by James Preston Jensen.


NOTARY PUBLIC

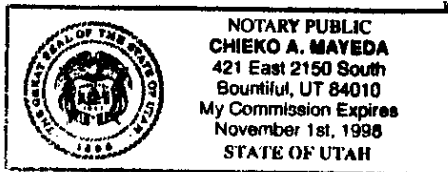
My Commission Expires:

November 1, 1998

Residing At:

Bountiful, Utah

DKC\ESTP\140264-1



Woods Cross House